919 Tenant Association Statement to Trustee
Presented on February 2, 2017

Mr. Gazes, thank you for coming to our building this evening. We would like to take this time to express to you our main concerns, ask a few questions of you, and most importantly, understand from you what the plan is moving forward. As you know, Mr. Miller bought this building approximately 6 years ago and has since engaged in practices that have endangered the lives and wellbeing of residents, which includes the poisoning of children with lead, the release of dust that has triggered asthma and other sicknesses, and compromising the security of the building. Mr. Miller has also damaged our personal property through neglect and carelessness by allowing leaks to go unfixed which eventually resulted in pipes exploding and ceilings caving in and asbestos filled water pouring through apartments as well as sloppy construction work which resulted in the damaging of furniture that became coated in lead dust. Mr. Miller also routinely harassed us by denying services, routinely forcing us to take off work for repair access only to have no one show up, routinely taking us to court for non-pays when there was no payment due, abusive staff members, and repeatedly offering us meager buy-outs to surrender our units. Mr. Miller also demolished units with families still in them, tore holes in our walls and covered them with paper so rats and other vermin can easily enter our homes, and relocated families for what he claimed would be 2 to 3 weeks but has dragged on for 2 to 6 months with no update on when we will be allowed to return. We firmly believe his objective was to get us to move out. We know how valuable our apartments are and we know this building is worth a lot more if we all move out. We find this unacceptable and for people that have lived in this building for more than 30 years to those of us who have just moved in, we will not be moved.

Concern Number One: In the last month, we have experienced several gas leaks and the fire department has been called. There are some units in this building that have no gas. Unit 1A hasn't had gas in 8 years and unit 4B has not had gas or a stove for over 6 months. 3c has not had gas for a year and a half. As the fire department was routinely coming, Mr. Miller sent workers to cut gas, re-pipe units, and claimed that con Edison was monitoring the work. However, the person he had doing the work that claimed to be from con Edison did not show any ID to prove he worked for Con Edison (as Con Edison workers always do). When Cerise in unit 4G refused access because a worker didn't have an ID and called con Edison, they stated that they had no work scheduled in the building. We believe this is incredibly life threatening and we are scared. As Mr. Miller has a long track record of being a liar and has demonstrated how little he cares about our building we are assuming the worst. We would like you to get all information from con Edison pertaining to gas work and verify that we are safe because we do not want our building to blow up. Although this could run the risk of cutting gas for the entire building, we would rather be safe and have things fixed correctly rather than live with the fear of what could happen if there is a gas explosion.

Concern Number Two: We are living in an active construction site. All day there is banging, walls being torn out, lead dust being released, and untrustworthy people conducting work in this building. The banging and construction has resulted in walls cracking in units 1A and 4G, which means there is other damage occurring due to what we believe is unsafe construction practices. We do not want this work to continue and we want transparency as to what is going on. We are skeptical of the quality of work as well as confused about what the scope of work for the building is. We have not been given any information about the environmental impact this work is having and how that pertains to our health. We have not been given any information about the asbestos that entered several units when the roof collapsed. We have not been given any information on what is being done to control lead dust exposure. This is our home. We live here. And we need to know what is happening. We would like an independent agent that has no affiliation with Mr. Miller to manage the work going forward and also complete any necessary roof to cellar inspections, evaluate the work that has already been done, and provide evidence that the work being done is not going to make us sick. Further, we understand the severity of repairs that need to get done. But we want to be clear. This work is not to be rushed. This work must be done correctly and safely. We will cooperate, give access, and if need be temporarily transfer but if we are transferred we ask that a relocation agreement be negotiated by our counsel and that there be transparency about the scope of work being completed in our units.

Concern Number Three: Mr. Miller rents to a liquor store, which has made our stoop and lobby an active hang out spot. Since our door has been broken for over a month, people freely come in and out of this building, use drugs in the hallway, smoke in the hallway, and use our lobby as hang out spot. We need our door fixed and our intercom repaired. We also need to know who has access to our security cameras; we believe Mr. Miller may still be the one monitoring them. On February 2, human feces were found in the hallway on the 5th floor. That is not something that has happened in this building and it is a direct result of lax security measures. There is heavy traffic coming out of two specific apartments and every Monday between the hours of 2am and 4am there is a heavy flow of people coming in and out of our building. We would like to see you take a more active role in ensuring that the footage from the cameras is used to protect us.

Thank you for your time and at this point we would like to hear from you.

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Tenants in support of this statement:

Name	Unit	Petitioner Status
Cerise Campbell	4G	Petitioner
Caridad Maldonado	1F	Petitioner
Clara Wainwright	4F	Petitioner
Maria Rodriguez	2F	Petitioner
Monserrate Rodriguez	1C	Petitioner
Yvonne Pagan	2G	Petitioner
Austin Wade	5G	Petitioner
[illegible]	1A	Petitioner
Bobby Wainwright	4F	Petitioner
Richard Wainwright	4F	Petitioner
Angel Borja	Bakery	non petitioner
Maria L Lopez	3C	Petitioner
Rev. Leander W. Hardaway	2A/A	Petitioner

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Name	Unit	Petitioner Status
Gladys Mason	2D	non petioner
MRS. Ikuko Hardaway	2A/A	Petitioner
Edna Rivera	3G	Petitioner
Katherine Rivera	3G	Petitioner
Margarita Ramos / Juan R. Rodriguez	5-F	Petitioner
Petra Ramos	2C	Petitioner
Maria Santana	4C	Petioner
Rochelle Johnson	1G	Petitioner
Isidro Morales	5B	non petitioner
José J. Rivera	5C	Petitioner
Marialuisa vidal	3F	Petitioner
Maryluisa Martinez	3F	Pentitioner
Lilia Vazquez	1D	[illegible]